



19 Woodford Drive

Widnes, WA8 9BF



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Offers in Excess of £290,000

Offered to market this **THREE BEDROOM DETACHED FAMILY HOME**, located in **FARNWORTH VILLAGE**, close to local amenities with shops and schools nearby, good links to major road and railway networks. The property is built by Bellway, the property benefits from UPVC double glazing, gas central heating, cloakroom and utility room, EN-SUITE to master bedroom, OFF ROAD PARKING, front and rear gardens. Viewings **HIGHLY** recommended.





Ground Floor

Entrance Hall

Entered via Composite double-glazed door, ceiling light, carpet to flooring, radiator, stairs to first floor, doors leading to lounge, cloakroom, kitchen.

Cloakroom

UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator, comprising of a two piece suite, low level WC, pedestal wash hand basin.

Lounge

5.57m x 2.97m (18' 3" x 9' 9")

Two UPVC double-glazed window, two ceiling lights, carpet to flooring, radiator.

Kitchen Dining Room

5.51m x 2.60m (18' 1" x 8' 6")

UPVC double-glazed window, two ceiling lights, vinyl to flooring, radiator, UPVC double-glazed French door leading to rear garden. Kitchen comprises of a range of wall and base units with work surface over, stainless steel 1½ bowl sink and drainer, high level electric oven, gas hob with extractor fan over, integral fridge/freezer, door to utility room.



Utility Room

2.12m x 1.25m (6' 11" x 4' 1")

UPVC double-glazed window, ceiling light, vinyl to flooring, radiator, fitted with a range of wall units, work surface over, space and plumbing for a washing machine and tumble dryer.

First Floor

Stairs & Landing

UPVC double-glazed window, ceiling light, carpet to flooring, radiator, doors leading to all three bedrooms, storage cupboard and family bathroom.

Bedroom One

4.00m x 3.08m (13' 1" x 10' 1")

UPVC double-glazed window, ceiling fan light, carpet to flooring, radiator, door to en-suite.

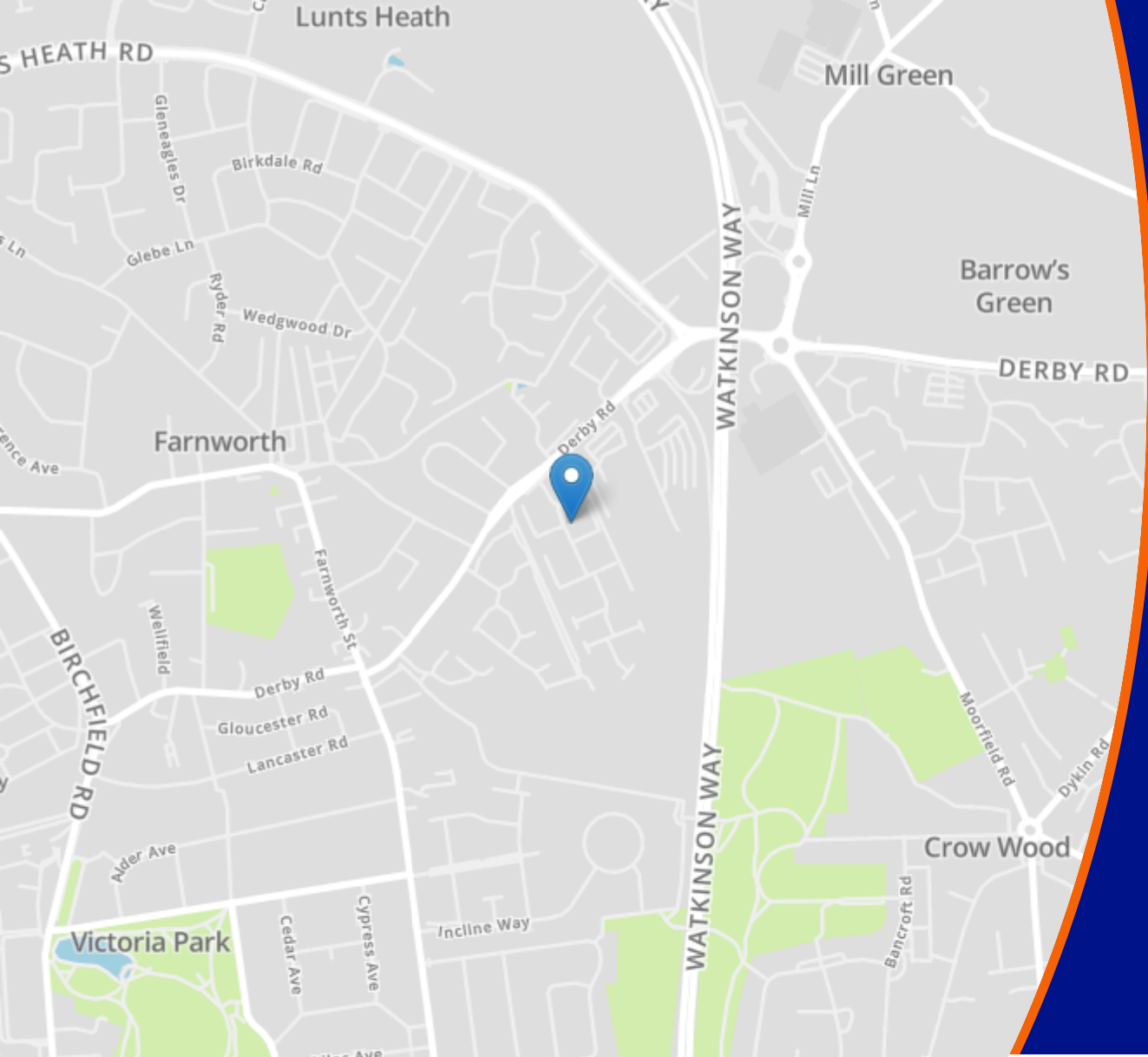
En-suite

UPVC double-glazed obscured window, ceiling light, vinyl to flooring, radiator, comprising of a three piece suite, low level WC, pedestal wash hand basin, enclosed shower cubicle with thermostatic controlled mixer shower.

Bedroom Two

3.46m x 2.76m (11' 4" x 9' 1")

UPVC double-glazed window, ceiling light, carpet to flooring, radiator.



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